| 042.0 | 0001 | 0005.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,149,000 / 1,149,000 |
| | | | | | USE VALUE: | 1,149,000 / 1,149,000 |
| | | | | | ASSESSED: | 1,149,000 / 1,149,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 125 | -127 | WARREN ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | GIARDINI STEVEN A TRUSTEE |
| Owner 2: | ACHILLE TRUST |
| Owner 3: | |
| Street 1: | 125 BLOSSOM STREET |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | GIARDINI GIACOMO & JAMES A - |
| Owner 2: | GIARDINI CARMELLA D - |
| Street 1: | 125 BLOSSOM STREET |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 9,000 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 3362 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 105 | 9000.000 | 592,100 | 4,900 | 552,000 | 1,149,000 |
| Total Card | 0.207 | 592,100 | 4,900 | 552,000 | 1,149,000 |
| Total Parcel | 0.207 | 592,100 | 4,900 | 552,000 | 1,149,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 341.72 | /Parcel: 341.7

**Legal Description**

**User Acct** 28801

**GIS Ref**

**GIS Ref**

**Insp Date** 11/29/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 042.0-0001-0005.0

!3510!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 105 | FV | 592,100 | 4900 | 9,000. | 552,000 | 1,149,000 | 1,149,000 | Year End Roll | 12/18/2019 |
| 2019 | 105 | FV | 445,300 | 5200 | 9,000. | 586,500 | 1,037,000 | 1,037,000 | Year End Roll | 1/3/2019 |
| 2018 | 105 | FV | 445,300 | 5200 | 9,000. | 427,800 | 878,300 | 878,300 | Year End Roll | 12/20/2017 |
| 2017 | 105 | FV | 419,300 | 5200 | 9,000. | 372,600 | 797,100 | 797,100 | Year End Roll | 1/3/2017 |
| 2016 | 105 | FV | 419,300 | 5200 | 9,000. | 317,400 | 741,900 | 741,900 | Year End | 1/4/2016 |
| 2015 | 105 | FV | 376,300 | 5400 | 9,000. | 310,500 | 692,200 | 692,200 | Year End Roll | 12/11/2014 |
| 2014 | 105 | FV | 376,300 | 5400 | 9,000. | 255,300 | 637,000 | 637,000 | Year End Roll | 12/16/2013 |
| 2013 | 105 | FV | 390,600 | 5400 | 9,000. | 242,900 | 638,900 | 638,900 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 18:44:39 |

**LAST REV**

| Date | Time |
|---|---|
| 04/09/19 | 14:09:34 |

apro

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3510

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| GIARDINI GIACOM | 56419-564 | | 2/4/2011 | Convenience | 1 | No | No | | |
| GIARDINI GIACOM | 55841-599 | | 11/17/2010 | Convenience | 10 | No | No | | |
| GIARDINI GIACOM | 28121-599 | | 1/29/1998 | Family | 1 | No | No | | A |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 28801 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/29/2018 | MEAS&NOTICE | HS | Hanne S |
| 4/13/2009 | Measured | 197 | PATRIOT |
| 2/29/2000 | Measured | 268 | PATRIOT |
| 11/1/1981 | | CM | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 105 | Three Fam. | | 9000 | | Sq. Ft. | Site | | 0 | 80. | 0.77 | 1 | | | | | | | | | 552,002 | | | | | | 552,000 | |

Total AC/HA: 0.20661 | Total SF/SM: 9000 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 552,002 | Spl Credit | Total: 552,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 3 | Total: | 3 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1915 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 3 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 3 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 3 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 170.00 |
| Size Adj.: | 1.11439621 |
| Const Adj.: | 0.99980003 |
| Adj $ / SQ: | 189.409 |
| Other Features: | 156500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 727339 |
| Depreciation: | 135285 |
| Depreciated Total: | 592054 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 2 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 14 | | BRs: 6 | | Baths: 3 | | | | | HB | | |

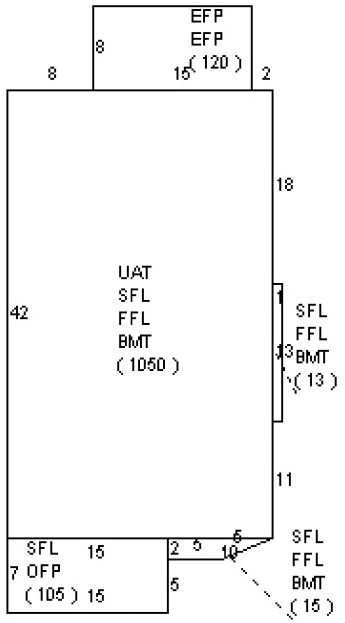
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 2 | 5 | 2 | |
| 1 | 4 | 2 | |
| | | | |
| | | | |
| | | | |
| Totals | | | |
| 3 | 14 | 6 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 189.41 |
| Special Features: | 0 | Val/Su Net: | 150.01 |
| Final Total: | 592100 | Val/Su SzAd | 261.88 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 1,183 | 189.410 | 224,071 |
| BMT | Basement | 1,078 | 95.180 | 102,602 |
| FFL | First Floor | 1,078 | 189.410 | 204,183 |
| UAT | Upper Attic | 263 | 104.180 | 27,346 |
| EFP | Enclos Porch | 240 | 38.560 | 9,255 |
| OFP | Open Porch | 105 | 32.210 | 3,382 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,947 | | | Total: | 570,839 |
| Size Ad | 2261 | Gross Are | 4734 | FinArea | 3362 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | APT | 90 | | |
| UAT | 100 | FLA | 50 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 042.0-0001-0005.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 15 | Shop | D | Y | 1 | 14X19 | A | AV | 1970 | 30.50 | T | 39.2 | 105 | | | 4,900 | | | 4,900 |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | 4,900 | Total Special Featues: | Total: 4,900 |